

Town of Cazenovia Planning Board

Meeting Minutes

January 6, 2011

Members Present: Michael Palmer, Chairman; Jennifer Basic; Anne Ferguson; Hugh Roszel; Anastasia Urtz

Members Absent: Doug Reep; Dale Bowers

Others Present: Wendy Reese; John Dunkle; Roger Cook; Don Ferlow; Kathy & Paul Brown; Matt Vredenburgh; Ann Redfern; Louise Lantzy; Neil Goldberg; Doug Klepper; Gordon Stansbury; JoAnne Gagliano; Tony Caruso; Ben Reilley; Jocelyn Gavitt; Phil & Tracie Cunningham; Cort Reed; Diane Burkhart; Tom Mullarney

Mike Palmer called the meeting to order at 7:30 pm.

The deadline to be on the next meeting agenda is January 19, 2011.

The next regularly scheduled meeting is February 3, 2011.

There next work session is January 27, 2011.

Mike Palmer asked if there were any corrections or comments for the December meeting minutes.

Motion by Jennifer Basic, seconded by Hugh Roszel to approve the December meeting minutes as presented was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW

*Margaret Clark - (3) Lot Subdivision - 5089 Ridge Road
File #670 (Hugh Roszel)*

No one was present to represent the application.

Motion by Hugh Roszel, seconded by Anne Ferguson to continue the file was carried unanimously.

*New Venture Assets/Enders/Muraco - Site Plan Review - 2363 Route 20 E
File #702 (Doug Reep)*

No one was present to represent the applicant.

Motion by Jennifer Basic, seconded by Anastasia Urtz to continue the file was carried unanimously.

*Louise Lantzy - Site Plan Review - 2031 Sunset Lane
File #713 (Hugh Roszel)*

Jennifer Basic recused herself from the file.

Mike Palmer requested that the applicant review the file for the board. Louise Lantzy asked the board to look at her new site plan to see if it was possible to be approved.

The applicant is looking to move the current entrance path from between the telephone pole and guy wire. The path would be moved to where there is concrete slab. The concrete slab would be removed and walking stones would be added. The stones would be flush with the ground. She is also looking to add walking stones from the rear of her residence to where the RR tracks were located.

The applicant is also looking to build steps into the lakeside bank with has a significant drop-off. She is looking to build terraced steps into the bank. They would be made of timbers and pea gravel.

The board recommended that the applicant figure the current impervious surface calculations and the calculations after the project.

Motion by Hugh Roszel, seconded by Anne Ferguson to continue the file was carried unanimously.

*Paul Brown - Site Plan Review - 2928 West Lake Road
File #727 (Jennifer Basic)*

Mike Palmer requested that Matt Vredenburg, landscape architect for the applicant, review the project for the board.

Matt Vredenburg stated that he had met with John Dunkle, acting engineer for the town, and had revised the plans based on Mr. Dunkle's advice.

The new plans show the stream on the north of the property; the shoreline plantings of native vegetation; the areas that will be used for vegetative buffer; the watersheds around house and where the water will flow; and the surface flow along the center of the property which will divert to the infiltration system.

The infiltration system will be a small basin which will have a 24" perforated pipe that will sit on #2 stone and be covered with 1' of fill. There will be (2) 20' pieces along the trench with caps on the end so the pipe will not fill with stone.

John Dunkle is satisfied with the plan.

Don Ferlow, CACC chairman, stated that he is fine with the site plan and has no further comments.

The applicant will supply a planting plan to the board at a later date.

The existing driveway must be returned to a natural state upon removal.

Motion by Hugh Roszel, seconded by Anne Ferguson to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, was carried unanimously.

*Albert & Michelle Crawford - Site Plan Review - 4989 East Lake Road
File #10-735 (Mike Palmer)*

No one was present to represent the applicant.

Motion by Hugh Roszel, seconded by Anne Ferguson to continue the file was carried unanimously.

*Owera Vineyards - Site Plan Review - East Lake Road
File #10-736 (Dale Bowers)*

Mike Palmer requested that the applicant review the project for the board. Joanne Gagliano and Rob Seeley reviewed the file. They had several responses to the CACC comments that were made at the December 2010 planning board meeting.

Gordon Stansbury, traffic engineer, conducted a traffic study. He has calculated that there would be a total vehicle count per hour of 100 vehicles or less. The hours of focus were 4pm - 5pm weekdays, 4pm - 5pm Fridays, 1pm - 2pm weekend, 4pm - 5pm weekend and 9pm - 10pm weekend. The site would have (3) operations: 1. Winery 2. Wine Tasting, and 3. Special Events. He stated that there would be different vehicle occupancy for each operation.

Mr. Stansbury calculated that the winery and wine tasting operations would have approximately 12-15 employees on site and the special events would have up to 20 employees on site.

The wine tasting events on the weekend would attract approximately 125 people per day on the weekend. 11am - 6pm were the typical hours used for wine tasting. It was approximated that there would be an increase on East Lake Road of 3 cars per hour during the week and 10 cars per hour on the weekend.

Special Events/Receptions data was calculated with the occupancy of the facility being 375 people. 150 cars would arrive within the first hour of the event and would stagger upon leaving.

Mr. Stansbury stated that there is no concern regarding traffic after his data was collected. The traffic for Special Events/Receptions would be noticeable, but should be acceptable. The traffic for the employees and wine tasting should not be noticeable. Capacity is not a concern on East Lake Road and the site distance to the driveway is adequate.

Don Ferlow, CACC chairman was wondering if there would be any impact on the number of bicycles and joggers on East Lake Road. Mr. Stansbury stated that the bicyclists and joggers would actually help with the flow of traffic by slowing it down.

John Dunkle, acting engineer for the town is satisfied with the completion of the traffic study.

The water use issue and its effect on the aquifer was also addressed. A.W. Kincade recommended locations for the wells. There is also a letter stating that the wells will have a negative impact on the aquifer. The NYS DEC and Madison County Department of Health will have requirements as to the number of wells based on the number of people using the facility at peak usage. Well approval will be necessary to obtain the building permit.

Stormwater management will have (2) discharge points into natural areas. The applicant has reduced parking and a portion of the driveway to help the runoff issue. The NYS DEC will require a maintenance schedule before any land disturbance is started. The final drainage plan will be completed by the February 3, 2011 meeting.

The roads will be paved with oil and stone and will be part of the impervious surface calculations.

The noise levels were addressed by the creation of land berms as a form of sound abatement. There is a berm and planting to the north to stop the passing of light and to "buffer car movement".

Motion by Jennifer Basic, seconded by Hugh Roszel to appoint the Town of Cazenovia Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), was carried unanimously. Interested/involved agencies would be the New York State Department of Conservation and the Madison County Department of Health.

The board is requesting a public hearing be held due to the impact of the project.

Motion by Anastasia Urtz, seconded by Hugh Roszel to move the file to a public hearing was carried unanimously.

*Graham Ritchie - (1) Lot Subdivision/Line Elimination - Tunnel Lane
File #11-738 (Mike Palmer)*

Mike Palmer requested that the applicant review the file for the board. Jocelyn Gavitt, landscape architect, representing the applicant, stated that the Ritchie's have agreed to sell a portion of their property to the Port's which will give the Port's proper impervious surface calculations for a project of a garage that they would like to construct on their property.

The board will need to see a list of covenants on the Ritchie property, as it was part of the Nature Conservancy. They will also need to see a map of the property as it exists - which is the entire Ritchie property as well as the entire Port Property.

Motion by Anne Ferguson, seconded by Jennifer Basic to move the file to a public hearing was carried unanimously.

Motion by Jennifer Basic, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), and continue the file was carried unanimously.

*James & Alexandra Doxtator - Line Elimination - 3042 East Road
File #11-739 (Anne Ferguson)*

No one was present to represent the applicant.

Motion by Jennifer Basic, seconded by Anastasia Urtz to continue the file was carried unanimously.

*Neil & Robin Goldberg - Site Plan Review - 5057 East Lake Road
File #11-740 (Dale Bowers)*

Mike Palmer requested that the applicant review the file for the board. Joanne Gagliano, EDR, stated that the Goldberg's are making modifications to their prior approved site plan. They are removing the pool and the patio is now proposed as a set of stairs. The setback is the same.

Tom Mullarney, Bartlett Tree Service stated that there are additional trees that need to be removed because they are either dead or not healthy. The trees being removed are being replaced with new trees. The new trees will be of a deciduous species. Don Ferlow, CACC chairman, stated that he was ok with the replanting after the removal of the trees. He also stated that it is not critical for a visit to see the trees that are subject to being removed. There is a juniper hedge that will be removed, along with (2) trees near the lake and (2) ash trees.

The planning board reminded the applicant that an application would need to be completed for an Area Variance as well.

Motion by Jennifer Basic, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, and to approve the removal and replanting of the discussed trees was carried unanimously.

Motion by Anne Ferguson, seconded by Jennifer Basic to continue the file was carried unanimously.

INFORMAL

*Kevin Dewan - Possible Subdivision - 4880 Ridge Road
(Hugh Roszel)*

No one was present to represent the applicant.

Motion by Hugh Roszel, seconded by Anne Ferguson to continue the file was carried unanimously.

Phil & Tracie Cunningham - Possible Subdivision - 3500 Cobblestone Drive

Jennifer Basic recused herself from the file.

Mike Palmer requested the applicant to review the file for the board. Jennifer Basic, attorney for the applicant, stated that the applicant is proposing a lot of 72 acres zoned Rural A and a lot of 21.3 acres in a proposed Rural B zone.

The applicant would be interested in the (1) time exemption from conservation subdivision.

Don Ferlow, CACC chairman, stated that he would need to look at the soil & wetland maps of the proposed 72 acre lot.

Mike Palmer asked why there is a request for a zoning change. Jennifer Basic stated that it is due to a violation of approved usage on the property. The accessory building was given a building permit to be used as such, and is currently being used as a business location. There is Rural B zoning in the "area", but it would not be contiguous to where the business is located.

John Dunkle stated that the plan as submitted would also require a subdivision in the Town of Nelson.

There are issues of a building lot with no primary residence, creating a lot without proper road frontage and "private drive" specifics.

At 9:45pm, a motion by Anne Ferguson, seconded by Hugh Roszel to close the meeting was carried unanimously.

Jackie Diehl - Planning Board Secretary - January 13, 2011